AGENDA

1. OPENING SESSION
   A. Roll Call
   B. Excused Absences

2. APPROVAL OF AGENDA

3. COMMUNICATIONS

4. PUBLIC HEARINGS
   A. CDBG, HOME and ESG Resources - FY 2019 (7/1/19-6/30/20) Proposed Funding Allocations

5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)

6. RECESS

7. BUSINESS
   A. Consent Items
      (1) Minutes for approval: January 22, 2019
      (2) CDBG, HOME and ESG Resources - FY 2019 (7/1/19-6/30/20) Proposed Funding Allocations
   B. Old Business
   C. New Business
      (1) Act-5-2019, Cavanaugh Road, Parcel #33-01-01-34-425-011, adjacent to RiverTrail, acquire for Parkland
      (2) Act-6-2019, Wise Rd. Parcel #33-01-05-06-202-021, adjacent to Davis Park, acquire for Parkland
      (3) Act-7-2019, E. Willard Avenue Parcel #33-01-01-27-426-001, adjacent to Mt. Hope Cemetery and Scott Woods Park, acquire for Parkland

8. REPORT FROM PLANNING MANAGER
9. COMMENTS FROM THE CHAIRPERSON
10. COMMENTS FROM BOARD MEMBERS
11. PENDING ITEMS: FUTURE ACTION REQUIRED
12. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS, PLEASE GIVE NOTICE 24 HOURS PRIOR TO THE MEETING BY CALLING 517-483-4066 OR 517-483-4088 TDD.
PUBLIC HEARING – PROPOSED FUNDING ALLOCATIONS
FY2019, 7/1/2019 – 6/30/2020

NOTICE OF PUBLIC HEARING

TO: ALL LANSING CITIZENS AND ORGANIZATIONS

FROM: LANSING PLANNING BOARD

SUBJECT: PUBLIC HEARING ON TUESDAY, FEBRUARY 5, 2019

TIME AND PLACE: 6:30 p.m., Neighborhood Empowerment Center, 600 W. Maple Street, Lansing, MI.

PURPOSE: TO PROVIDE CITIZENS THE OPPORTUNITY TO EXAMINE AND COMMENT ON PROPOSED OBJECTIVES, GOALS AND PROJECTED USE OF COMMUNITY DEVELOPMENT FUND RESOURCES, INCLUDING THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME AND EMERGENCY SOLUTIONS GRANT PROGRAMS, TO BE INCLUDED IN THE CITY’S ANNUAL ACTION PLAN SUBMISSION FOR FY 2019 (7/1/2019 – 6/30/2020).

For additional information, please contact Doris M. Witherspoon, Senior Planner at (517) 483-4063, M-F, 8:00 a.m. – 5:00 p.m.

PLEASE NOTE – Entitlement Grant Awards for FY 2019 (July 1, 2019-June 30, 2020) have not been announced by HUD as of the date of this publication. Amounts proposed herein for FY 2019 CDBG, HOME and ESG activities are based on prior entitlement awards. If the grant amounts HUD actually awards to the City of Lansing for CDBG, HOME and ESG are different from the amounts shown above, pro-rata adjustments will be made to the budget amounts proposed for each activity.
PROPOSED FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2019 (7/1/19 – 6/30/20)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods.

a. Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.

b. Provide housing counseling and assistance that will benefit low and moderate-income households.

c. Promote home ownership for low and moderate-income households and promote deconcentration of poverty.

d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.

e. Provide homeless prevention assistance, emergency shelter, street outreach and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless.

f. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs.

g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives.

h. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.

i. Provide community and neighborhood services, recreational opportunities and public facilities and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.

j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness in CDBG eligible areas.

k. Improve the city's transportation, public facilities and infrastructure systems in CDBG eligible areas.
l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate-income households.

m. Promote fair housing objectives.

n. Provide affordable housing and economic development that benefits low and moderate income people in the context of mixed use development along transit corridors.
COMMUNITY DEVELOPMENT BLOCK GRANT

CDBG Single-family, Owner-Occupied Rehab Program/Public Improvements
Includes loans and grants for rehabilitation of owner-occupied housing units through city sponsored programs, and in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies. Includes funds to meet lead hazard reduction regulations in rehabilitated structures, funds to assist in emergency housing rehabilitation, market analysis activities and technical assistance to nonprofit housing corporations, contractors, and low- and moderate-income households. Includes loans and grants for owner-occupied single-family units through city sponsored programs, loans to rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans or grants for ramps, hazard remediation or weatherization. Includes staff, office space, technical assistance, training and other direct project costs associated with delivery of Community Development Block Grant, HOME, Emergency Solutions Grant and other State and Federal Programs.

General street, sidewalk, water/sewer improvements, including assistance to income eligible owner-occupants or those in CDBG-eligible areas for special assessments related to new improvements. Includes improvements to neighborhood parks, recreational facilities; public neighborhood, medical and community facilities in CDBG priority areas.

Proposed funding amount: $1,243,249

CDBG Rental Rehab Program
Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.

Proposed funding amount: $ 10,000

Acquisition
Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation and clearance of dilapidated structures. Funds may also be used to acquire properties in the flood plain. Includes staff time associated with this activity.

Proposed funding amount: $1,000
Public Services (limited to 15%)
Includes services for low- and moderate-income individuals such as: homeownership counseling, education, neighborhood counseling, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

Proposed funding amount: $300,980

Economic Development
Loans, technical assistance and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing.

Proposed funding amount: $50,000

CDBG General Administration (limited to 20%)
Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs. Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

Proposed funding amount: $401,307

TOTAL CDBG: $2,006,536

HOME

Down Payment Assistance
Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to $40,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance not limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.

Proposed funding amount: $100,000
New Construction/HOME Rehab/Development Program
Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.

Proposed funding amount: $ 456,376

CHDO Set-aside (15% minimum required)
Reserved for housing developed, sponsored or owned by CHDOs in partnership with the City.

Proposed funding amount: $ 119,223

Community Housing Development Organization (CHDO) Operating (limited to 5%)
Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

Proposed funding amount: $39,741

HOME General Administration (limited to 10%)
Includes staff and general administration costs to deliver the HOME program.

Proposed funding amount: $79,482

TOTAL HOME: $794,822

EMERGENCY SOLUTIONS GRANT (ESG)

Street Outreach
Street Outreach activities.

Proposed funding amount: $ 5,028

Homeless Prevention
Homeless Prevention activities.

Proposed funding amount: $50,282

Administrative Activities (limited to 7.5%)
Funds provided to offset the cost of administering emergency solutions program.
Proposed funding amount: $11,732

**Homeless Management Information System (HMIS)**

Funds will be provided for HMIS and comparable database costs.

Proposed funding amount: $5,028

**Shelter Operation**

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities and furnishings in shelter facilities.

Proposed funding amount: $95,535

**TOTAL ESG: $167,605**

### SUMMARY

Forty-Fifth Year Community Development Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Annual Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Entitlement Grant:</td>
<td>$2,006,536</td>
</tr>
<tr>
<td>HOME Program Funds</td>
<td>$794,822</td>
</tr>
<tr>
<td>ESG Program Funds:</td>
<td>$167,605</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$2,968,963</td>
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</tbody>
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Administrative, management and operation costs for the above programs include the administration, management and operations of the eligible activities, as well as other federal and state community development programs in which the city is now or may be participating.
1. OPENING SESSION

Mr. Ruge called the meeting to order at 6:34 p.m.

   a. Present: John Ruge, Josh Hovey, Tony Cox, Farhan Bhatti, Katie Alexander, Lynne Martinez & Marta Cerna
   b. Staff: Bill Rieske & Susan Stachowiak

2. APPROVAL OF AGENDA

Mr. Ruge approved the agenda by unanimous consent.

3. COMMUNICATIONS

* Email from Richard O'Connor in support of Z-8-2018

4. COMMENTS FROM THE AUDIENCE

Jonathan Gilmore, President, U-Haul Western MI, spoke in support of Z-8-2018. He said that since the December meeting, they have revised the plan to provide for an additional outlot near the front property line. Mr. Gilmore said that a broader view of the zoning map for the S. Cedar Street corridor shows several properties that are currently zoned “G-2” Wholesale. He said that there are also several parcels along S. Cedar Street that are being used for industrial or quasi-industrial uses, even within one block of the subject property. Mr. Gilmore said that the U-Haul proposal is thus, consistent with the land use pattern in the area and the direction with which the S. Cedar Street corridor has been moving. He said that there are very limited for a large commercial site on S. Cedar Street and if left vacant, it will continue to deteriorate to the point where it will eventually be unable to be renovated/reused.

Kevin Dohany, Gershenson Realty, 31500 Northwestern Hwy., Suite 100, Farmington Hills, MI 48334 said that he is the property manager and owner’s representative for 5400 S. Cedar Street. Mr. Dohany said that there is a scrap yard and other industrial uses located within 100 yards of the subject property. He said that U-Haul will plant trees/shrubs on the site and will make substantial improvements to the building. Mr. Dohany said that U-Haul does a great job of maintaining its properties. He also said that there are no other options for this property as they have tried really hard for a very long time to find tenants or new owners for the site and there just isn’t anything. Mr. Dohany stated that the Board has been provided with an email from Rick O’Connor explaining why there is such a need for more storage facilities.
5. RECESS – Not taken

6. BUSINESS

A. Consent Items

(1) Minutes for approval: December 4, 2018

(2) Z-9-2018, Vacant lot south of 601 S. MLK, Rezoning from “C” Residential to “F” Commercial

Without objection, the consent agenda was approved.

B. Old Business

(1) Z-8-2018, 5400 S. Cedar Street, Rezoning from “F” Commercial & “J” Parking districts to “G-2” Wholesale district

Ms. Stachowiak stated that this is a request by AMERICO Real Estate Company to rezone the property at 5400 S. Cedar Street from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District. The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store. She said that the request was tabled at the December meeting to give the applicant an opportunity to present a revised plan addressing some of the concerns that have been raised. Ms. Stachowiak said that there is a revised plan in the packet that shows 2 out-lots along S. Cedar Street at the southeast corner of the site and two new self-storage buildings at the northeast corner of the site, near the front property line. She said that the two out-lots, presumably, are for future commercial development that would make use of a portion of the massive parking lot on the site and provide a commercial buffer between the street and the storage facilities. Ms. Stachowiak said that the applicant has not, however, excluded the outlots from the rezoning and therefore, the request is still to rezone the entire site to the “G-2” Wholesale district.

Mr. Ruge said that he is conflicted over this matter because the proposal would make use of a site that otherwise, may just continue to sit vacant. He said that the storage business is growing and current trends seems to support the need but if that changes at some point, we may have a glut of these facilities.

Mr. Hovey stated that he is having a hard time with what other uses could occupy the site given its size and location. He said that there do not appear to be any other options for the property that would not involve self-storage. Mr. Hovey said that the commercial outlots will help to mitigate many of the concerns about the appearance of the site, the lack of customer activity and the large sea of unused parking.
Ms. Cerna stated that she understands the need for self-storage but would prefer to see some type of commercial business occupying the site rather than storage. She said that the south side of Lansing needs to be fixed and in doing so, other opportunities for the subject property will become available as a result.

Ms. Alexander said that she is struggling with this request because there doesn't appear to be any other viable uses for the property, at least not at this time, and she does not want to see it continue to sit vacant and further deteriorate. She also said, however, that her concern is setting a precedent for further rezonings in the area and elsewhere in the City to allow conversion of commercial properties into storage or warehouse uses which would not be in the best interest of the City.

Mr. Ruge said that a lot of cities are experiencing problems with reuse of large vacant commercial properties because the retail industry is changing with so many people buying off the internet.

Mr. Cox stated that he has mixed feelings about the proposal because he does not like seeing large commercial buildings sitting vacant but he is concerned that if the site is allowed to be converted to self-storage, any opportunities for a better use of the site will be lost. He said that U-Haul does a very good job with its properties and has successfully renovated other sites, including vacant K-Mart properties that have turned out very well. Mr. Cox said that he is inclined to support the request but does not want to give up on the property when there may be a much better use for it, even if one is not evident right now.

Dr. Bhatti asked if the City has any data on the number of storage units in the area or in the City in general.

Ms. Stachowiak said that the City does not have any data on storage units.

Mr. Hovey asked what the outlots will be used for.

Mr. Gilmore said that U-Haul would not be the ones to develop the outlots. They would be sold off to others for commercial development. He said that U-Haul is willing to commit to that in writing.

Mr. Martinez asked why there would be a need for 2 new smaller storage buildings near the road when there is such a large building on the site.

Mr. Gilmore said that the new buildings are a visual aid/advertising method because the existing building is located so far from the street.

Mr. Hovey said that appreciates U-Haul coming back with a revised plan that demonstrates its willingness to work with the community.
Ms. Martinez made a motion, seconded by Ms. Cerna to recommend denial of Z-8-2018 to rezone the property at 5400 S. Cedar Street from F” Commercial & “J” Parking districts to “G-2” Wholesale zoning district. On a roll call vote, the motion carried (5-2). Mr. Hovey and Dr. Bhatti cast the dissenting votes.

C. New Business

(1) Act-1-2019, 212 E. Howe Avenue Easement

Mr. Rieske said that Cindy Rase, on behalf of Nathan Shell, owner of 212 E. Howe Avenue, is requesting a 15’ wide easement across a 66’ City Sewer right-of-way for the purpose of providing driveway access to the property at 212 E. Howe Ave., which is currently land-locked and contains a single family home. He said that East Howe Ave. is a discontinuous street and the east end of the west leg ends with a sewer right-of-way.

Mr. Rieske said that Public Service has determined that there are no issues with the easement as long as no structures/paving/etc. are installed without City approval. He said that the applicant has worked with the City’s Engineering office on the alignment and description of the proposed easement. He also said that the applicant intends to sell the property at 212 E. Howe Avenue and a formal easement agreement would provide assured access for future owners.

Andy Kilpatrick, Public Service Department Director, stated that there is access across to the parcel across the sewer right-of-way right now but the easement will make it legal.

Mr. Hovey made a motion, seconded by Dr. Bhatti to recommend approval of Act-1-2019, a request to grant a 15 foot wide easement across a 66 foot sewer right-of-way to provide access to the property at 212 E. Howe Avenue. On a voice vote, the motion carried (7-0).

(2) Act-2-2019, Eastside Connector

Mr. Rieske said that the City of Lansing is proposing the construction of a ten-foot wide asphalt non-motorized pathway with two-foot shoulders to serve the east side of Lansing. He said that all parcel owners would be paid $1 each for the execution of the agreement and a license to use the land which the pathway occupies. The pathway would be constructed on Lansing School district property at Pennsylvania Ave. and Shiawassee St. just north of the existing school driveway, wind its way to the Pattengill property, then north to Saginaw Street. Mr. Rieske said that three neighborhood connections would be incorporated into the project allowing residents and students to access the path.
Mr. Rieske said that the pathways that are the subject of both Act-2-2019 and Act-3-2019 are in the City’s long-term non-motorized transportation plan, will fill in gaps in the pathway system and both projects are being federally funded. He said that the majority of the Act-2-2019 pathway will be located on school district property.

Ms. Martinez said that Act-2-2019 is very important for the east side as it will provide connections to the new Eastern High School on the former Pattengill Middle School property and to the new athletic fields on Pennsylvania Avenue. She said that Saginaw Street is not a pedestrian-friendly environment which makes the pathways even more critical for safety purposes.

Mr. Kilpatrick stated that the pathway will end at Saginaw Street. He said that the plan was to extend it through the Pattengill property all the way to Wood Street but the School district was not agreeable to the extension.

Ms. Martinez made a motion, seconded by Dr. Bhatti to recommend approval of Act-2-2019, a request to enter into a license agreement for the construction and maintenance of a 10 foot wide non-motorized pathway on Lansing School District property beginning at Pennsylvania Avenue and Shiawassee Street just north of the existing school driveway, through the Pattengill Middle School property, north to Saginaw Street. On a voice vote, the motion carried (7-0).

(3) Act-3-2019, Bear Lake Pathway

Mr. Rieske said that the City of Lansing is proposing the construction of a ten-foot wide asphalt non-motorized pathway with two-foot shoulders. The pathway will be constructed on MSU, Consumers Energy, Hospice, Lansing School district, Tammany Hills Apartments and one residential property. The path will begin at Cavanaugh Road where the South Lansing Pathway ends and will continue north, winding through several parcels as identified in the maps included in the packet.

Mr. Rieske said that the pathway will be constructed as close to parcel lines as practical to avoid any potential impediments to development on these parcels in the future. He said that the pathway will be constructed around wetlands with the exception of one location on MSU property, and the City has already received approval from the MDEQ. $1 will be provided to the parcel owners for execution of the agreement and construction and maintenance of the pathway on the owner’s parcel.

Mr. Hovey made a motion, seconded by Mr. Cox to recommend approval of Act-3-2019, a request to enter into a license agreement for the construction and maintenance of a 10 foot wide non-motorized pathway from the south Lansing pathway to the rivertrail. On a voice vote, the motion carried (7-0).
(4) **Act-4-2019, Sale of Townsend Parking Ramp**

Mr. Rieske said that the City of Lansing proposes to sell the Townsend Parking Ramp to the State Senate. The site consist of two parcels located in the 200 block of the east side of Townsend Street, at the northeast corner of Townsend and Washtenaw Streets. Mr. Rieske said that the ramp was built in 2004 to accommodate the Capitol View building, a 160,000 square foot Class A office building located across the street from the State Capitol, which was built at the same time. The Senate offices now occupy the Capitol View building, and the Senate proposes to purchase the adjacent parking structure. He said that like most of downtown, the property is zoned G-1 Business District. The ramp holds approximately 1250 parking spaces on nine levels (eight stories) and City employees occupy 228 spaces in the ramp. Mr. Rieske said that after the sale, a maximum of 228 covered spaces will be reserved for City employees (in a 5-year, renewable parking agreement), and 50 spaces for public parking (in a 20-year parking agreement). He said that the property will remain exempt from property taxes after the sale.

Mr. Rieske said that the State will be paying 18 million for the ramp and take over its maintenance which is another benefit to the City.

Ms. Martinez asked if the City employees will be paying the State to park in the ramp.

Mr. Kilpatrick said that it all depends on the union contracts. He said that some employees pay for their parking and other have it covered under their union contract.

Dr. Bhatti spoke about the need for parking in the downtown. He said that there are a lot of positive changes taking place in the downtown and opportunities for even more changes that will bring additional traffic into the downtown and people need to have a place to park.

Mr. Kilpatrick said that there is a significant surplus of available parking, both on-street and in the ramps and surface lots. He said that based on current trends, the City is projecting a decrease in the need for parking in the downtown. Mr. Kilpatrick said that the supply of parking well exceeds the demand.

Mr. Hovey made a motion, seconded by Ms. Martinez to recommend approval of Act-4-2019, a request to authorize the sale of the Townsend Parking Ramp property, 221 Townsend Street, to the Michigan Senate. On a voice vote, the motion carried (7-0).
(5) SLU-2-2018, 1609 N. Larch Street, Residential use in the “H” Light Industrial zoning district

Ms. Stachowiak said that this is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council. Ms. Stachowiak said that staff has some concerns about a residential use at 1609 N. Larch Street given the heavy industrial nature of the surrounding area.

Ms. Stachowiak said that the applicant purchased the subject property from the City in 2018, following approval of an Act 33 request (Act-3-2018) authorizing its disposition. The property contains a 2-story, 5,040 square foot masonry building that was formerly used as a Board of Water & Light electrical substation. She said that the building has been vacant for more than 10 years. Ms. Stachowiak said that the building is located between an elevated, 45 MPH 6-lane highway and a large manufacturing company (Demmer Corporation). She said that Melling Drop Forge is located to the west on the opposite side of the highway and there are several smaller industrial facilities in the area as well. Ms. Stachowiak said that the area does not seem to be very conducive to a quality living environment, although she recognizes that the small size of the site and the building present serious challenges with regard to its reuse.

Ms. Alexander asked the applicant why he would like to use the building for residential purposes.

Adam Brewer, 2177 Tamarak, Okemos, MI, spoke in support of his request. He said that he has been gutting the building since he bought it from the City and has been trying to determine what would be the best use. Mr. Brewer said that he could go with less than the 5 units if parking is a concern but he wants to make use of the building and residential apartments seems like the only viable use. He said that the traffic is minimal, there is very little noise and more than adequate parking in the area to support the proposed use.

Ms. Martinez said that the building is very attractive with great architectural details. Ms. Martinez said that she is supportive of the request and is glad that the building will be preserved and put back into use.

Mr. Cox made a motion, seconded by Ms. Martinez to recommend approval of SLU-2-2018, a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. On a voice vote, the motion carried unanimously (7-0).

12. ADJOURNMENT – The meeting was adjourned at 7:34 p.m.
TO: Planning Board
FROM: Bill Rieske
DATE: February 1, 2019
RE: Act 33 Review items for February 5 Planning Board agenda.

The Parks and Recreation Department, with the approval of both the Park Board and City Council has obtained Michigan Natural Resources Trust Fund grants for the purchase of four properties:

- Act-5-2019, Cavanaugh Rd. Parcel #33-01-01-34-425-011, adjacent to RiverTrail and across from Hawk Island Park, Acquire for Parkland
- Act-6-2019, Wise Rd. Parcel #33-01-05-06-202-021, adjacent to Davis Park, Acquire for Parkland
- Act-7-2019, E. Willard Avenue Parcel #33-01-01-27-426-001, adjacent to Mt. Hope Cemetery and Scott Woods Park, Acquire for Parkland

Act 33 Reviews are required for these properties in accordance with P.A. 33 and local ordinance. However, due to the closure of the office this past week, staff reports on these items will not be available until next week.